



Asking Price
£125,000

16 Brook Street,
Drifffield, YO25 6QP

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

SERVICES
Understood to all be connected to mains.
Mains gas, water and electric.

TENURE
The property is Freehold and offered with the
benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of
Yorkshire Council. The property is currently
shown as listed in Council Tax Band 'A'.

VIEWING
Strictly by appointment with the sole agents
on 01377 241919.

FREE VALUATION
If you are looking to sell your own property,
we will be very happy to provide you with a
free, no obligation market appraisal and
valuation. We offer very competitive fees and
an outstanding personal service that is rated
5 star by our fully verified past clients.



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THE ACCOMMODATION COMPRISES:

LOUNGE/DINING ROOM - 12'3" x 22'11" (3.74m x 7.00m)

Open plan living/dining room with a bright and airy feel with window and door to the front aspect, stairs leading to the first floor landing, storage cupboard, electric wall mounted fire, fitted carpets, radiators, TV point and power points.

KITCHEN - 5'9" x 11'11" (1.77m x 3.65m)

Window and door to the rear aspect, tiled splash back, a range of wall and base units with worktops, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, integral electric oven with integral electric hob, tiled flooring, and power points.

BATHROOM - 5'8" x 5'5" (1.75m x 1.66m)

Windows to the rear aspect, partially tiled walls, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, panelled bath with over head shower attachment, tiled flooring and radiator.

FIRST FLOOR LANDING

Fitted carpets.

BEDROOM ONE - 13'4" x 11'0" (4.08m x 3.35m)

Well proportioned double bedroom with large window to the front aspect, fitted carpets, radiator and power points.

BEDROOM TWO - 8'11 x 11'6" (2.74m x 3.51m)

Window to the rear aspect, built in storage cupboard housing the boiler, fitted carpets, radiator and power points.

GARDEN

North facing yard to the rear of the property perfect for alfresco dining with an additional gravelled space and storage shed.

PARKING

On street parking.

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DESCRIPTION

Looking for the perfect first step onto the property ladder? Look no further! 16 Brook Street is a move-in-ready two-bedroom mid-terrace home, offering an excellent opportunity for first-time buyers, downsizers, or investors alike. Ready for any prospective purchaser to put their own stamp on it, the property combines comfortable living with fantastic potential. The ground floor features a spacious open-plan lounge/dining area, creating a bright and versatile space ideal for both relaxing and entertaining. The kitchen provides ample storage and workspace, while upstairs are two well-proportioned bedrooms. Early viewing is highly recommended to fully appreciate everything this home has to offer!!

The property briefly comprises:- entry to the lounge/dining room, kitchen, downstairs bathroom, first floor landing with primary bedroom and additional bedroom. There is a rear yard with additional gravelled space.

LOCATION

The property is located in the heart of Driffield. The town offers an excellent range of shopping facilities including national stores such as, Boots, Tesco's, Lidl and Iceland Foods alongside a wide variety, cafes, restaurants, sports clubs and well regarded schools. The transport links provide easy access to Beverley, Hull, Bridlington, Scarborough



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